128.0	0003	0006.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	213,900	/	213,900
USE VALUE:	213,900	/	213,900
ASSESSED:	213,900	/	213,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		ORCHARD PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	
Street 1:	252 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STEVENS ROBERT P TRS--ETAL -
Owner 2:	MCLAUGHLIN ROBERT E -
Street 1:	1020 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as Housing Corp with a Apts 4-8 Building built about 1941, having primarily Brick Veneer Exterior and 4234 Square Feet, with 5 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 20 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
114	5790.000	107,000		106,900	213,900
Total Card	0.133	107,000		106,900	213,900
Total Parcel	0.133	107,000		106,900	213,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 50.52 | /Parcel: 50.52

Legal Description

User Acct 83091

GIS Ref

GIS Ref

Insp Date 05/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 128.0-0003-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	114	FV	107,000	0	5,790.	106,900	213,900		Year end	12/23/2021
2021	114	FV	107,000	0	5,790.	106,900	213,900		Year End Roll	12/10/2020
2020	114	FV	138,100	0	5,790.	320,600	458,700	458,700	Year End Roll	12/18/2019
2019	114	FV	589,900	0	5,790.	400,700	990,600	990,600	Year End Roll	1/3/2019
2018	111	FV	589,900	0	5,790.	331,300	921,200	921,200	Year End Roll	12/20/2017
2017	111	FV	553,200	0	5,790.	304,600	857,800	857,800	Year End Roll	1/3/2017
2016	111	FV	553,200	0	5,790.	277,900	831,100	831,100	Year End	1/4/2016
2015	111	FV	498,100	0	5,790.	272,500	770,600	770,600	Year End Roll	12/11/2014

!10029!

PRINT

Date	Time
12/30/21	09:59:07

LAST REV

Date	Time
03/19/20	11:44:59
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10029

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEVENS ROBERT	48281-42		10/4/2006		2,270,280	No	No		
	12734-159		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	83091
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2006	857	Redo Kit	25,000			G8	GR FY08	bath remodel door

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	MEAS&NOTICE	CC	Chris C
4/13/2017	I & E Return	MM	Mary M
5/4/2016	I & E Return	MM	Mary M
4/7/2009	Measured	197	PATRIOT
2/11/2009	Measured	345	PATRIOT
5/2/2007	Permit Visit	BR	B Rossignol
5/12/2000	Measured	263	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		5790		Sq. Ft.	Site		0	80.	0.23	9			Med. Tr	-10	Restric	-75			106,866						106,900	

Total AC/HA:	0.13292	Total SF/SM:	5790	Parcel LUC:	114	Housing Corp	Prime NB Desc	Brackett	Total:	106,866	Spl Credit		Total:	106,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	5	Total:	5
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	5	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	86.2	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.99722219
Const Adj.:	0.93626994
Adj $ / SQ:	130.714
Other Features:	237984
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	775562
Depreciation:	668534
Depreciated Total:	107028

COMMENTS

I&E REPORTED WERE COMBINED FOR THIS PARCEL & PARCEL 6B. AVG INCOME PER APT USED FOR INCOME ON BOTH PROPERTIES. REPORTED EXPENSES DIVIDED BY 2 AND APPLIED TO EACH PARCEL..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	5	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	20	BRs:	5	Baths:	5	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

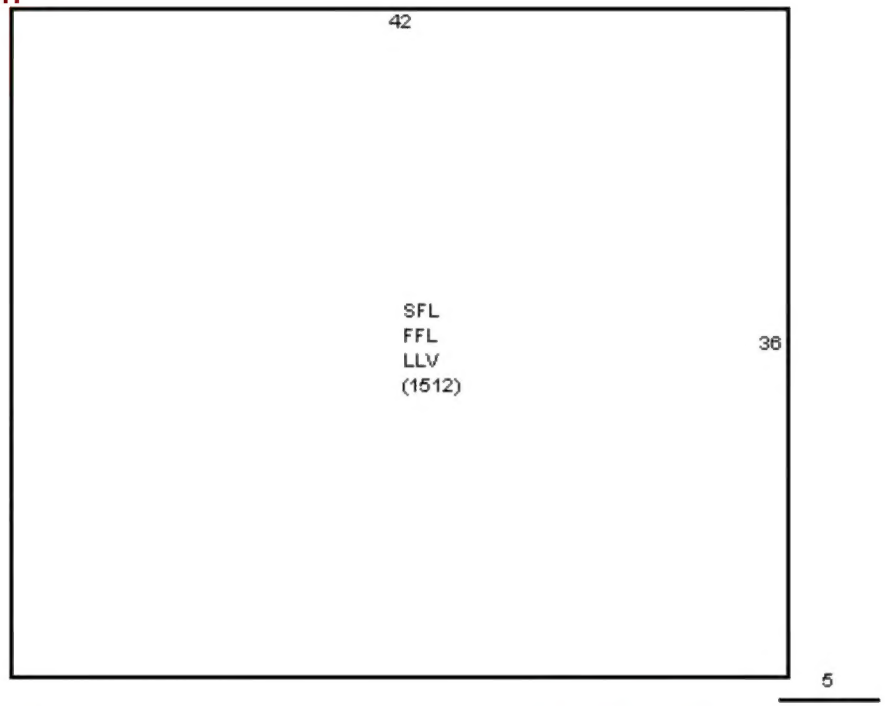
No Unit	RMS	BRS	FL
5	4	1	M
Totals			
5	20	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	130.71
Special Features:	0	Val/Su Net:	23.59
Final Total:	107000	Val/Su SzAd	35.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,512	130.710	197,639
LLV	Lower Level	1,512	94.110	142,300
SFL	Second Floor	1,512	130.710	197,639

Net Sketched Area:	4,536		Total:	537,578	
Size Ad	3024	Gross Area	4536	FinArea	4234

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

128.0-0003-0006.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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